

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		JASON ST, ARLINGTON

## OWNERSHIP

Owner 1:	JOHNSON ALISON FRANK &			
Owner 2:	JOHNSON WALTER			
Owner 3:				
Street 1:	24 JASON STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	SMITH LAWRENCE S--ETAL -		
Owner 2:	TOWNER ROBERTA -		
Street 1:	24 JASON STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .378 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2579 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
101	One Family		16484		Sq. Ft.	Site		0	90.	0.55	10									823,064						823,100				
Total AC/HA: 0.37842			Total SF/SM: 16484			Parcel LUC: 101			One Family			Prime NB Desc			ARLINGTON						Total:	823,064	Spl Credit						Total:	823,100

## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2H	- 2 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:	1	- Wood Shngl 15 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

## GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G18	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	2	- Softwood	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100

## BATH FEATURES

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

## OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	GV	- Good-VG	10. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.8 %

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.05713451
Const Adj.:	0.99742496
Adj \$ / SQ:	142.346
Other Features:	111800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650456
Depreciation:	70249
Depreciated Total:	580206

## COMMENTS

OF=SINK IN BMT.

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 9		BRs: 5		Baths: 2		HB 1						

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

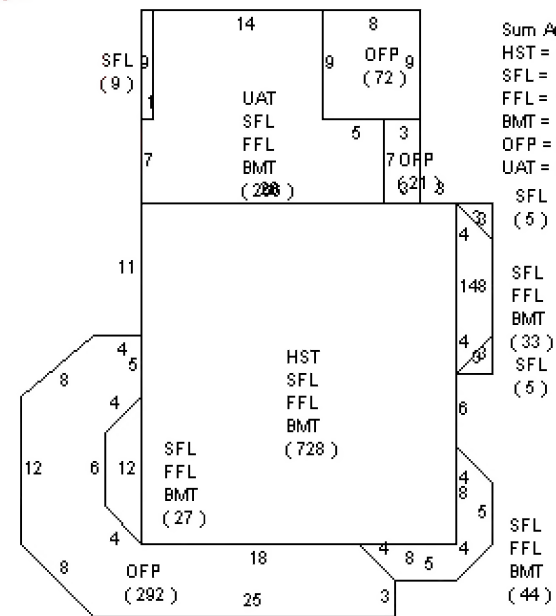
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	172.24	
Special Features:	0	Val/Su Net:	140.52	
Final Total:	580200	Val/Su SzAd	224.97	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,117	142.350	159,000
BMT	Basement	1,098	42.700	46,889
FFL	First Floor	1,098	142.350	156,296
OFP	Open Porch	385	20.730	7,982
HST	Half Story	364	142.350	51,814
UAT	Upper Attic	67	56.940	3,786

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## IMAGE

AssessPro Patriot Properties, Inc.

